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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT
DEPARTMENT
(APCRDA)**

FILE.NO: MAU61-PLG00TH/06/2024: DRAFT VARIATION TO APCRDA –
DETAILED CAPITAL CITY MASTER PLAN- UNDAVALLI VILLAGE, MTMC,
TADEPALLI MANDAL, GUNTUR DISTRICT

APPENDIX
NOTIFICATION

The following draft variation to the land use envisaged in the Detailed Master Plan of Capital City approved vide AP District Gazette no. 18 Dt: 23/02/2016, is proposed in exercise of the powers conferred under Section-41 of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014) and is hereby published as required by the section 41(3) of said Act.

Notice is hereby given that the draft will be taken into consideration after the expiry of fifteen days from the date of publication in Andhra Pradesh Gazette and that any objection and suggestion which may be received from any person with respect thereto before expiry of the above said period will be considered by APCRDA. Objections and suggestions should be addressed to Commissioner, APCRDA, Lenin Centre, Governorpet – Vijayawada (AP) Pin Code: 520002. Objections and suggestions received after due date shall not be entertained including postal delays, if any.

Further Government vide memo no.2378833/CRDA/2024 dt.13.03.2024 has agreed to the request of Ryots/land owners of Undavalli village of Tadepalli Mandal, for waiver of CLU fees and Special Impact fee. Since, the applicants are very small and marginal farmers with low income and their financial condition is not adequate for paying the CLU fee and Special Impact fee, as a special case.

DRAFT VARIATION

The site measuring to an extent of Acre 121.50 cents falls in Sy Nos. 43, 43/C; 44/1, 1C, 1C1, 1C2, 3, 3A, 3B; 67, 67/A; 68, 68/1D, 2; 69/1, 1A, 1A2, 1A3; 70/1; 72, 72/1, 1A; 73/A, A1A, A1B, A2, A2A, B; 74/B; 92/A, B, C; 95/1; 96/1, 2; 97/A, B, C; 99/1, 2C, 2D, 4A2; 100; 102, A3, B3; 103/A,B, B1A, D1; 104/1A, 1A1, 1C, 2A; 105/1A1, 1A2, 1A3, 2A1A, 2A1B; 106/A, 2A/3, B, B1; 107/1B, 1B1A, 1B1B, 1B/1B2, 2, 2A, 2B, 3; 108/A, 2, 2A, 2A/1, 2A-2-1, 2A3, 2A4; 109/2, 2A, 2B, 2C; 110/1,1A,1B; 111, 111/B2; 112, 112/A, 112/A1, A2, A3, A4, 112/1A1, 112/B, B1A, B1B1, 112/B4; 113/A, A1A, A1B; 113/B, B1, B2, 113/C, C1; 114/A, A1A B1, B1C, B1D, C1A C1B C3A, C3B; 115, 115/1A1, 1A1B, 1A1C, 1A2, 2A, 2A1, 2B/1A1, 2B/1A2, 2E, 3A1, 3A1A, 3A1C; 116, 116/A, A1, A2, A4, A5, 116/B; 117/A2A, A2B, B1, B2; 118/A, A1, A2A, B, B1, C, C1A; 119/1A, 1A1 and 120/A1A, A1A1 of Undavalli Village, MTMC, Tadepalli Mandal, Guntur District with the following schedule of boundaries, which was earmarked for U1- Zone Use in the Detailed master Plan of capital city approved vide AP District Gazette No. 18 Dt: 23-02-2016, is now proposed to be designated for R3- Residential Zone Use. Further details of the proposed change are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site www.crda.ap.gov.in subject to the following conditions:

1. The owners /applicants shall be responsible for any damage claimed by anyone on account of change of land use proposed.
2. The change of land use shall not be used as the proof of any title of the land.
3. The applicant should obtain the development permission from the competent authority duly paying the required fee and charges.
4. The Road affected portion shall be handed over to competent authority on free of Cost through registered gift deed as and when required.
5. Compliance of building/layout rules at the time of development permission.

6. Competent authority shall ensure that the provisions mentioned in the Andhra Pradesh Agriculture Land (Conversion for Non-Agricultural Purpose) Act-2006 is adhered to.
7. Any other conditions as may be imposed by The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.

SCHEDULE OF BOUNDARIES

The schedule for the site under reference in Sy Nos. 43, 43/C; 44/1, 1C, 1C1, 1C2, 3, 3A, 3B; 67, 67/A; 68, 68/1D, 2; 69/1, 1A, 1A2, 1A3; 70/1; 72, 72/1, 1A; 73/A, A1A, A1B, A2, A2A, B; 74/B; 92/A, B, C; 95/1; 96/1, 2; 97/A, B, C; 99/1, 2C, 2D, 4A2; 100; 102, A3, B3; 103/A,B, B1A, D1; 104/1A, 1A1, 1C, 2A; 105/1A1, 1A2, 1A3, 2A1A, 2A1B; 106/A, 2A/3, B, B1; 107/1B, 1B1A, 1B1B, 1B/1B2, 2, 2A, 2B, 3; 108/A, 2, 2A, 2A/1, 2A-2-1, 2A3, 2A4; 109/2, 2A, 2B, 2C; 110/1,1A,1B; 111, 111/B2; 112, 112/A, 112/A1, A2, A3, A4, 112/1A1, 112/B, B1A, B1B1, 112/B4; 113/A, A1A, A1B; 113/B, B1, B2, 113/C, C1; 114/A, A1A B1, B1C, B1D, C1A C1B C3A, C3B; 115, 115/1A1, 1A1B, 1A1C, 1A2, 2A, 2A1, 2B/1A1, 2B/1A2, 2E, 3A1, 3A1A, 3A1C; 116, 116/A, A1, A2, A4, A5, 116/B; 117/A2A, A2B, B1, B2; 118/A, A1, A2A, B, B1, C, C1A; 119/1A, 1A1 and 120/A1A, A1A1 of Undavalli Village, MTMC, Tadepalli Mandal, Guntur District to an extent of Ac. 121.50 cents is given below:

Schedule A

North : Existing Donka in Undavalli village.

South : Proposed 50m road in Undavalli village.

East : Proposed 50m road in Undavalli village.

West : Existing R1 Zone in R.S. No. 67p,68p,58p,74p,91,92P,94,98 of Undavalli village

Schedule B

North : Agriculture lands in RS No. 43 of Undavalli Village

South : Existing Donka in Undavalli village.

East : Agriculture lands in RS No. 42 in Undavalli village.

West : Agriculture Lands in RS No. 45 of Undavalli Village

Sd/-
Commissioner ,
APCRDA